



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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2023 APR 20 AM 9:47

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GRAFTON, MA

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD**

**Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, April 24, 2023**

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Determination of Minor Modification – “Stillwater Estates,” 11 Wheeler Road, 2 and 4 Stillwater Lane (lot line modification), Right Realty Trust/Stamley & Lisa McGriff (applicant/owner).
 - B. Determination of Minor Modification; Cancun, 75 Worcester Street, N. Grafton, 75 Worcester Street, LLC/ Carlos Jimenez (applicant/owner), request for temp outdoor seating.
 - C. Determination of Minor Modification (SPA 2015-1.8); Reunion Tap & Table, 198 Worcester Street, N. Grafton, Sargon Hanna, (applicant/owner), request for temporary outdoor seating.
 - D. Approval Under Subdivision Control Not Required Plan (ANR 2023-08) – 2 Old Upton Road, Roger & Lori Trahan and Craig & Carol Dauphinais (applicants & owners).
 - E. Vote to cancel the regularly scheduled Planning Board meeting of May 1, 2023.
- 3. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 4. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 5. Public Meetings/Hearing**
 - A. (7:30 PM) Zoning Bylaw Amendments, Spring Town Meeting Warrant Articles. A Public Hearing pursuant to Mass. General Law Chapter 40A, Section 5, on proposed amendments to the Grafton Zoning By-Laws, which have been submitted to the 2023 Spring Annual Town Meeting Warrant as follows:
 - Amend Section 4.2 entitled Off-Street Parking and Loading.
 - Amend Section 12.7.4 entitled Shared Parking and Section 12.7.6 entitled Off Street Parking Schedule.
 - Amend Section 3.3.3 entitled Special Cases.
 - Amend Section 12.6 entitled Development Types.
 - Amend Section 3.2.3.1 entitled Use Regulation Schedule.
 - Add a new Section 5.12, Accessory Uses in Agricultural and Residential Districts.
 - Amend Section 1.5.5 entitled Conditions for Granting Special Permits.*Public Hearing has been rescheduled to May 5, 2023.*

The Planning Board reserves the right to take agenda items out of order

Grafton Planning Board
Meeting Agenda
April 24, 2023

- B. (7:30 PM) Request for Special Permit (SP 2023-02/SPA) and Site Plan Approval, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).** A Hearing to consider an application for a Special Permit and Site Plan Approval for a common driveway to serve two single family houses, to be located at 62 Wesson Street, shown as Grafton Assessor's Map 22, Lot 12. Said property is located in a Low Density Residential (R-40) zoning district. *Public Hearing continued from March 27, 2023. Applicant has requested a public hearing continuance to May 22, 2023.*
- C. (7:30 PM) Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner).** A public hearing to consider an application for a Special Permit and Site Plan Approval request for a contractor's yard, including new 12,000 square foot building, on property located at 18 and 22 Donahue Lane, shown as Grafton Assessor's Map 26, Lots 1 & 2A. Said property is located in an Office /Light Industrial (OLI) zoning district. *Continued from April 10, 2023.*
- D. (7:30 PM) Request for Special Permit (SP 2022-09/SPA) and Site Plan Approval, 58 Follette Street, Celco Partnership d/b/a/ Verizon Wireless / Sutton LLC (applicant/owner).** A Hearing to consider an application and draft decision for a Special Permit and Site Plan Approval request to construct a Wireless Communications Facility on property located at 58 Follette Street, shown as Grafton Assessor's Map 104, Lot 7. Said property is located in a Low Density Residential (R40), Water Supply Protection Overlay zoning district. *Continued from March 27, 2023.*
- 6. Any Other Items Which May Lawfully Come Before the Board**
- 7. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
- 8. Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The April 24, 2023 Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/84604105326>